

August 2005
City of Sunnyvale
Development Update



This development update lists *new* development that has occurred within the city in the last 2 years. It does not list additions, individual single-family homes, or tenant improvements. If you have any questions regarding specific projects, contact the planner listed in parentheses next to the project address.

Status of Projects

Pending: A project is considered to be pending after a completed application has been submitted and before an action has been taken.

Approved: Approved projects are ones that have been reviewed and approved by the Planning Division but have not yet been issued building permits.

Under Construction: A project under construction has been reviewed and approved by the Planning Division and Building Permits have been issued.

Completed: A project is considered to be complete after the final building permit inspection is approved.

Projects with the Art-In-Private-Development Requirement indicated by a *.

	PLANNER	PHONE			PERMIT TYPE
HB	Heather Bradley	408.730.7437		SDP	Special Development Permit
GC	Gerri Caruso	408.730.7591		UP	Use Permit
KD	Kelly Diekmann	408.730.7659		PM	Parcel Map (4 or fewer lots)
SD	Shetal Divatia	408.730.7437		TM	Tentative Map (5 or more lots)
EL	Elena Lee	408.730.7637		VAR	Variance
RK	Ryan Kuchenig	408.730.7431			
SL	Steve Lynch	408.730.2723			
DO	Diana O'Dell	408.730.7452			
JM	Jamie McLeod	408.730.7429			
AM	Andy Miner	408.730.7707			
TF	Troy Fujimoto	408.730.7443			
TZ	Teresa Zarrin	408.730.7257			

C O M M E R C I A L

PENDING	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
APPROVED	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2004-0734	1030 Astoria Dr UP (JM)	Starkweather Bondy (510) 540-6594	<i>Hebrew Day School (Public Facility)</i> an expanded library and computer lab, addition to the existing administrative building, and to construct a new sanctuary. Approved 8/05
2005-0413	782 E El Camino Real RZ SDP (RK)	San Mateo CPP Investors (650) 344-1500	<i>WALGREENS</i> A new 19,200 sq. ft. retail building in a C-2/ECR Zoning District.
2005-0080	883 Borregas Ave SDP (RK)	Mark Modir (408) 356-2615	A new 5,000 sq. ft. retail/office center. Approved 3/05
2005-0033	1165 E Arques Ave UP (RK) *	Jack May (650) 362-0250	A new 98,200 sq. ft. self-storage facility in the M-S Zoning District. Approved 2/05
2005-0030	815 Stewart Dr UP (AM)	Planet Granite (530) 902-4497	<i>PLANET GRANITE</i> A 24,980 sq. ft. rock-climbing gym replacing a vacant 20,580 sq. ft R&D building. Approved 2/05
2004-0927	811 E Arques Ave UP (SL) *	Lowe's HIW Inc (430) 902-4497	<i>LOWE'S</i> A 141,379 square-foot retail store (Lowe's) with associated site improvements in the M-S Zoning District. Approved 2/05
2004-0856	144 W El Camino Real SDP (RK)	Ted Leung (415) 407-9887	<i>SUNNYVALE SHOPPING CENTER</i> new 3,500 square foot restaurant building and the rehabilitation of existing buildings within an existing shopping center. Approved 1/05
2004-0611	296 N Fair Oaks Ave UP (RK)	Nick Goyal (922) 299-5363	Car wash facility and a small retail store at an existing gas station in the M-S Zoning District. Approved 11/04

C O M M E R C I A L			
2004-0602	1044 W El Camino Real RZ SDP (SL)	Brad Clausen (408) 245-7840	<i>HONDA/DUCATI</i> New 10,696 sq. ft. sales & parts service building for a motorcycle dealership in a C-2 Zoning District. Approved 9/04
2004-0576	2502 Town Center Lane SDP (KD)*	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> Redevelopment of Town Center Mall - Proposed 292 residential units, 16-screen movie theater, 275,000 sq. ft. of office space and 1,000,000 sq ft of total retail in DSP Block 18 Zoning District. Approved 8/04
DENIED	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2004-0139	560 S. Mathilda Ave DSP-Subdistrict 20 (SL)	Miro Design Group (408) 928-5601	New 1,780 sq. ft. office and 5 condominiums in the Downtown Specific Plan Block 20. Denied 11/04
UNDER CONSTRUCTION	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2003-0849	1005 W. El Camino Real UP (GC)	Alan Address (650) 324-0927	<i>GAS STATION</i> Replacement of an existing gas station with a new gas station building, new canopy, new self service car wash, and two additional fuel dispensers in a C-2 Zoning District. Approved 4/04
2004-0306	707 S. Mathilda Ave SDP TM (JM) *	Yvonne E. Jacobson (650) 941-6366	New 14,610 sq. ft. retail building in a C-2/PD Zoning District. Approved 7/04
2004-0534	776 E. El Camino Real RZ SDP TM (RK) *	John Tze (650) 344-1500 x12	<i>FALORE SITE</i> New 52,500 sq. ft. of retail in a C-2 Zoning District. Approved 10/04
COMPLETED	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>

C O M M E R C I A L

2003-0947	830 East El Camino Real SDP (KD)	Fonzy Kuo (626) 523-3659	<i>Crazy Buffet</i> Modification to an existing building for a new restaurant in a C-2 Zoning District. . Completed 1/05.
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I N D U S T R I A L

PENDING	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2005-0778	901 Thompson Pl UP (KD)	T2 Architecture Group	New 3-story mini-storage (self-storage) facility totalling 199,155 sq. ft. with a 45% FAR
2005-0556	1038 Morse Ave SDP TM (JM)	430 Toyama LLC (408) 482-6010	<i>17 Townhomes</i> in an MS/ITR/R3 Zoning District.
APPROVED	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2005-0510	1156 Aster Ave SDP TM	John Travis (408) 732-9555	<i>44 Townhomes</i> MS/ITR/R3 Zoning District Approved 8/05
2005-0340	495 Java Dr ER SDP (KD) *	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I of 1,375,978 sq ft. of building and 4,413 parking spaces. Approved 6/05
2004-0813	1108 W. Evelyn Ave UP VAR (RK)	Sierra Proto Express (408) 712-4300	New 6,438 square-foot addition to an existing industrial building in the M-S Zoning District. Approved 1/05
UNDER CONSTRUCTION	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2004-0361	1290 Kifer Rd. (DO) *	Gilbane Properties (650) 798-5400	7 industrial buildings for a total of 175,557 square feet. Approved 7/04
COMPLETED	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
<i>There are no Completed items at this time</i>			

R E S I D E N T I A L

PENDING	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2005-0646	488 Tasman Dr SDP TM (KD)	Pulte Homes (925) 249-4318	<i>Danbury IV</i> 43 townhomes and subdivision of one lot into 43 condo lots in an M-S/ITR/R-3 Zoning District
2005-0645	508 Tasman Dr SDP TM (SL)	Pulte Homes (925) 249-4318	<i>Danbury III</i> 30 townhomes and subdivision of one lot into 30 condo lots in an M-S/ITR/R-3 Zoning District
2005-0643	1047 N Fair Oaks Ave SDP TM (KD)	Pulte Homes (925) 249-4318	<i>Danbury II</i> 38 townhomes and subdivision of one lot into 38 condo lots in an M-S/ITR/R-3 Zoning District
2005-0622	610 Alberta Ave RZ SDP TM (GC)	Centex Homes (925) 415-1600	63 Single Family homes and 12 Below Market Rate Units in a RMH Zoning District
2005-0506	832 Maria Ln RZ SDP TM	Albert Mangini II (408) 739-0250	Four Townhomes in an R3 Zoning District
2005-0319	461 S Murphy Ave SDP TM (DO)	Wendell Whitfield (408) 739-1300	5 Townhomes in a DSP-11 Zoning District
2005-0106	574 Bobolink Cir ER RZ SDP PM (AM)	The Ridgecrest Group (408) 666-6556	4 single-family homes in an R-0/S Zoning District
2005-0105	963 S Wolfe Rd ER RZ SDP TM (JM)	Akbar Abdollahi (408) 202-1100	7 townhomes in an R-3 Zoning District
2004-0910	1250 Lakeside Dr EIR GPA PM SDP (SL)	Rob Steinberg 408) 817-3191	263 hotel Units and 250 residential units with structured parking
APPROVED	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2005-0609	926 S Wolfe Rd RZ SDP PM (GC)	Sunbro Builders (408) 733-1288	Four single-family homes in an R-0 Zoning District. Approved 8/05
2005-0625	1122 Morse Ave SDP TM	Tasman Morse Partners, LP Steve Ramm (408) 482-6010	72 townhomes and tentative map for 75 lots. Approved 8/05

R E S I D E N T I A L

2005-0096	857 & 865 Carlisle Way (SL)	Sal Caruso Designs (408) 998-4087	Modify 60 apartments to 60 condominiums. Approved 4/05.
2004-0772	393 Beemer Ave (DO)	Calla Properties (948) 852-3555	3 townhomes in an R-2 Zoning District. Approved 4/05.
2004-0987	707 E Homestead Rd SDP (KD)	Dubrovnik Associates (408) 736-6654	8 single-family homes in an R-2 Zoning District. Approved 3/05
2004-0955	775 Wolfe Rd SDP (JM)	Larry K Yamaoka (408) 720-0500	8 single-family homes in an R-3/PD Zoning District. Approved 2/05
2004-0857	1276 Poplar Ave (KDI)	Iraj Denhow (650) 967-2704	3 single-family homes in a R-2/PD Zoning District. Approved 1/05
2004-0603	545 E. Weddell Dr ER SDP TM (KD)	Classic Communities (650) 496-4496	130 townhomes on six industrial parcels in an M-S/ITR/R-3 Zoning District. Approved 9/04
2004-0650	430 Toyama Dr SDP TM (KD)	430 Toyama LLC (408) 287-0246	50 new townhomes on two parcels in an M-S/ITR/R-3 Zoning District. Approved 9/04
2004-0576	2502 Town Center Lane 127 N. Sunnyvale Ave SDP (KD)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> Redevelopment of Town Center Mall - Proposed 292 residential units, 16-screen movie theater, 275,000 sq. ft. of office space and 1,000,000 sq ft of total retail in DSP Block 18 Zoning District. Approved 8/04
2004-0531	624 E. Evelyn Ave SDP TM (SL)	Classic Communities (650) 496-4496	<i>CLASSICS AT EVELYN</i> 47 townhomes in a C-1/ITR/R3/PD Zoning District. Approved 10/04
2004-0271	160 N. Sunnyvale Ave RZ SDP TM (SL)	Ron Dick 408-244-7170	4 townhomes in an R-2/PD Zoning District Approved 11/03
2003-0600	391 S. Bernardo Ave. SDP (SL)	Fukui Construction (650) 348-5054	6 townhomes in an R-3 Zoning District. Approved 11/03

DENIED	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2004-0139	560 S. Mathilda Ave (SL)	Miro Design Group (408) 259-1155	5 condominiums in DSP-20 Zoning District.
UNDER CONSTRUCTION	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2004-0505	1485 Sunnyvale Saratoga Rd SDP TM (DO)	Classic Communities (650) 496-4496	<i>SUNNYVALE NURSERY</i> 25 single family homes in an R-2/PD Zoning District. Approved 8/04
2004-0306	707 S. Mathilda Ave SDP TM (JM)	Yvonne E. Jacobson (650) 941-6366	<i>CLASSIC COMMUNITIES</i> 36 townhomes in a C- 2/PD Zoning District. Approved 7/04
2004-0258	612 E Ahwanee Ave SDP RZ TM (RK)	Rockwell Homes (408) 267-9400	<i>AHWANEE VILLAS</i> New Construction of 17 town house units. Approved 6/04
2003-0055	1601 Tenaka Pl. SDP (GC)	Bruno Marcelic (408) 379-6500	66 apartments with associated community facilities in a R-3/PD Zoning District. Approved 4/03
2002-0714	1579 Saratoga- Sunnyvale Rd. SDP (GC)	Asis Skarmoutsas (650) 949-0189	4 townhomes in a R-3/PD Zoning District. Approved 1/03
2003-0788	NW Corner of W. Washington & S. Mary Av. SDP (JM)	Classic Communities (650) 496-4496	<i>FULLER TERRACE</i> 18 three-story townhomes on an existing vacant lot in an R-3/PD (Medium Density Residential/Planned Development) Zoning District. Approved 1/04
2003-0117	1141 N. Fair Oaks Ave. SDP (GC)	Pulte Home Corp. (929) 249-3219	<i>PULTE HOMES</i> 168 condominiums in an M- S/ITRR3 Zoning District. Approved 4/03
2003-0102	759 & 775 Carmel Ave. SDP (RK)	Pacific Peninsula Group (650) 323-7900	<i>BREA TERRACE</i> 24 townhomes in an R-3 Zoning District. Approved 5/03

UNDER CONSTRUCTION	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2001-0273	992 Bellomo Av. SDP (DO)	Perng-Fei Gou (408) 867-6878	4 townhomes in an R-3 Zoning District. Approved 7/01.
2003-0491	953 S. Wolfe Road SDP (GC)	Bruno Marcelic (408) 379-6500	7 townhomes in an R-3 Zoning District. Approved 8/03
2002-0064	337 E. Washington Av. SDP (DO)	Abby Ahrens & Doyle Hastings (650) 949-1909	9 condominiums in a DSP-4 Zoning District. Approved 3/02.
2002-0721	604 S. Fair Oaks Av. SDP (DO)	William Jacobson (650) 941-6366	23 apartments in a R-4/PD Zoning District. Approved 11/02
2003-0495	Crescent Av. SDP (RK)	Classic Communities (650) 496-4496	<i>OLIVERA TERRACE</i> 16 townhomes in an R-2/PD Zoning District. Approved 12/03
2003-0536	637 E. Arques Av. SDP (SL)	Classic Communities (650) 496-4496	<i>MONTARA AND PINNACLES TERRACE</i> 54 townhomes in an MS/ITR/R-3 Zoning District. Approved 11/03
2002-0798	712-722 E. Evelyn Av. SDP (GC)	Toll Brothers / The Riding Group (408) 999-0132	<i>HOLLY TERRACE</i> 61 condominiums in an MS/ITR/R-3 Zoning District. Approved 2/03
COMPLETED	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2003-0020	397 S. Mary Av. SDP (KD)	Toll Brothers / The Riding Group (408) 530-9102	<i>MARY/IOWA</i> 34 Single Family Homes in an R-2/PD Zoning District. Completed 2/05.
2002-0976	1150-1152 Morse Av. and 1139 Karlstad Dr. SDP (DO)	Sobrato Development Co (408) 446-0700	272 apartments in an M-S/ITR/R3/PD Zoning District (Phase I). Completed 9/04